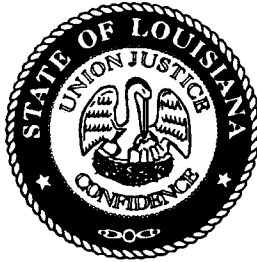




US Army Corps of Engineers

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435



Public Notice

APPLICATION NO.:	KNG-200312080
EVALUATOR:	Ms. Kaaren Geter
PHONE NO.:	(601) 631-5162
FAX NO.:	(601) 631-5459
E-MAIL	regulatory@mvk02.usace.army.mil
DATE:	December 23, 2003
EXPIRATION DATE:	January 13, 2004

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), which applies to structures or work in navigable waters of the United States and Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Mr. John King
Island Park Development, LLC
779 Avery Boulevard
Ridgeland, Mississippi 39157

Name of Agent:

Ms. Peggy P. Holliday
Solutions, Incorporated
Post Office Box 820127
Vicksburg, Mississippi
39182-0127

Location of Work: Sections 10 and 15, T17N-R13W, latitude 32°27'53.9502", longitude 93°41'20.3527", within the Red River drainage basin, Caddo Parish, in Shreveport, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant and from a site visit by Corps personnel.

The applicant is applying for a Department of the Army permit to place fill material into wetlands and other waters of the United States associated with the construction of a residential development. The development would be comprised of single-family residences, multi-family residences, boat slips, lakes, commons area, pool, tennis courts, pavilion, clubhouse, streets, and drainage. The applicant proposes to excavate upland areas on the site to construct four lakes.

The project site consists of 175.8 acres, of which 27.0 acres are wetlands and 41.0 acres are other waters of the United States. An oxbow lake makes up the other waters located on the site. The wetland acreage consists of three areas located on the site. Two of the three wetland areas [21.4 acres (A) and 3.0 acres (B)] are located along the fringe portions of the oxbow lake and the third [2.3 acres (C)] is located in a wetland pasture. Wetland vegetation consists of soft rush, penny-wort, Chinese tallow, black willow, honey locust, button-bush, buttonweed, frog-fruit, cocklebur, and buttercup. The major soil type located on the site is Severn sandy loam.

The applicant proposes to fill approximately 19.61 acres of wetlands, clear and excavate 2.41 acres of wetlands, and excavate 13.4 acres of other waters. The enclosed drawings detail the locations of each portion (A, B, & C) of the proposed impacts.

Wetland Fill: The wetland fill includes a road crossing located in wetland pasture (C) and fill to be placed in fringe wetlands (A) to allow for the building of house sites and streets. The wetlands (B) located in the southwest corner of the property would not be impacted.

Wetland Excavation: Three locations of fringe wetlands (A) would be excavated to allow for access from one of the proposed interior lakes to the existing oxbow lake. A fourth location in fringe wetlands (A) would be excavated to build an interior lake. Some of the proposed excavation would also involve mechanical land clearing. The excavated material would be used on-site as fill.

Other Waters Excavation: Excavation of open water would take place in the 41.0 acres of the existing oxbow lake in order to enlarge and deepen the lake.

Approximately 250,000 cubic yards of fill material would be needed to fill the wetlands. The applicant proposes to obtain 15,000 cubic yards of the fill material from wetland areas located on site. An additional 235,000 cubic yards of fill material would be obtained from an ongoing permitted dredging operation within the Red River.

The applicant has proposed to allow individuals with lake front lots to build boat slips for personal access. Neighborhood boat slips are proposed for the use of individuals living in the multi-family residential area. These boat slips would be located in the southeast portion of the site.

The mechanical clearing and placement of dredged and/or fill material in wetlands and other waters of the United States require a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Caddo Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

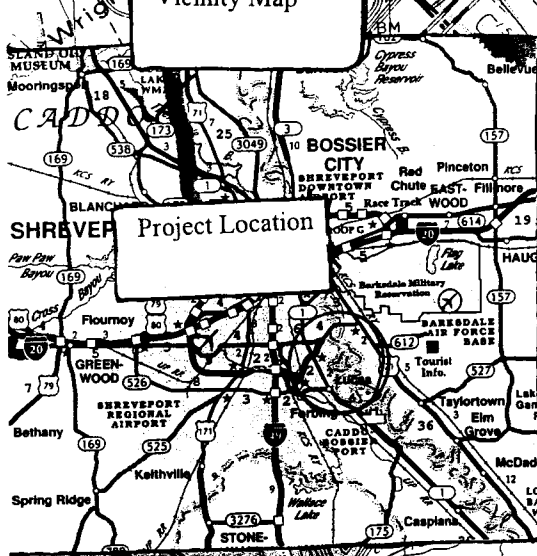
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web

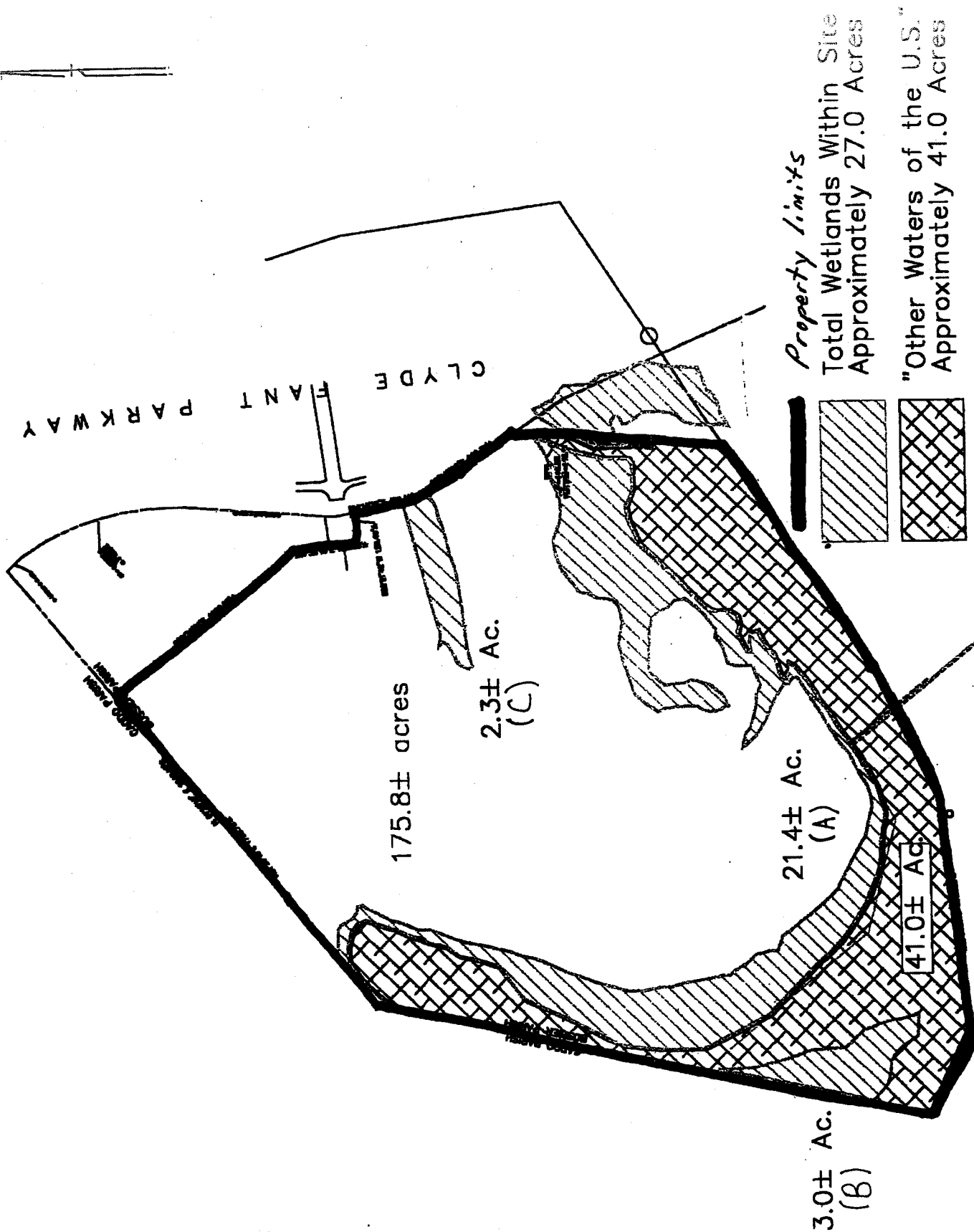
page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>,
or go directly to the Final Permit Actions web page at
<http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

W. Harold Lee
Team Leader
Evaluation Section



CEMVK-OD-FE KNG-200312080

ISLAND DEVELOPMENT, LLC



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ISLAND DEVELOPMENT, LLC



**WETLAND
EXCAVATION**
4 Locations

**INTERIOR
LAKES**
4 Locations

**WETLAND
FILL**

**OTHER
WATERS
of U.S.**

- WETLAND EXCAVATION FOR LAKES
- WETLANDS
- INTERIOR LAKES
- "OTHER WATERS OF THE U.S."



CLYDE FANT
PARKWAY

RED RIVER

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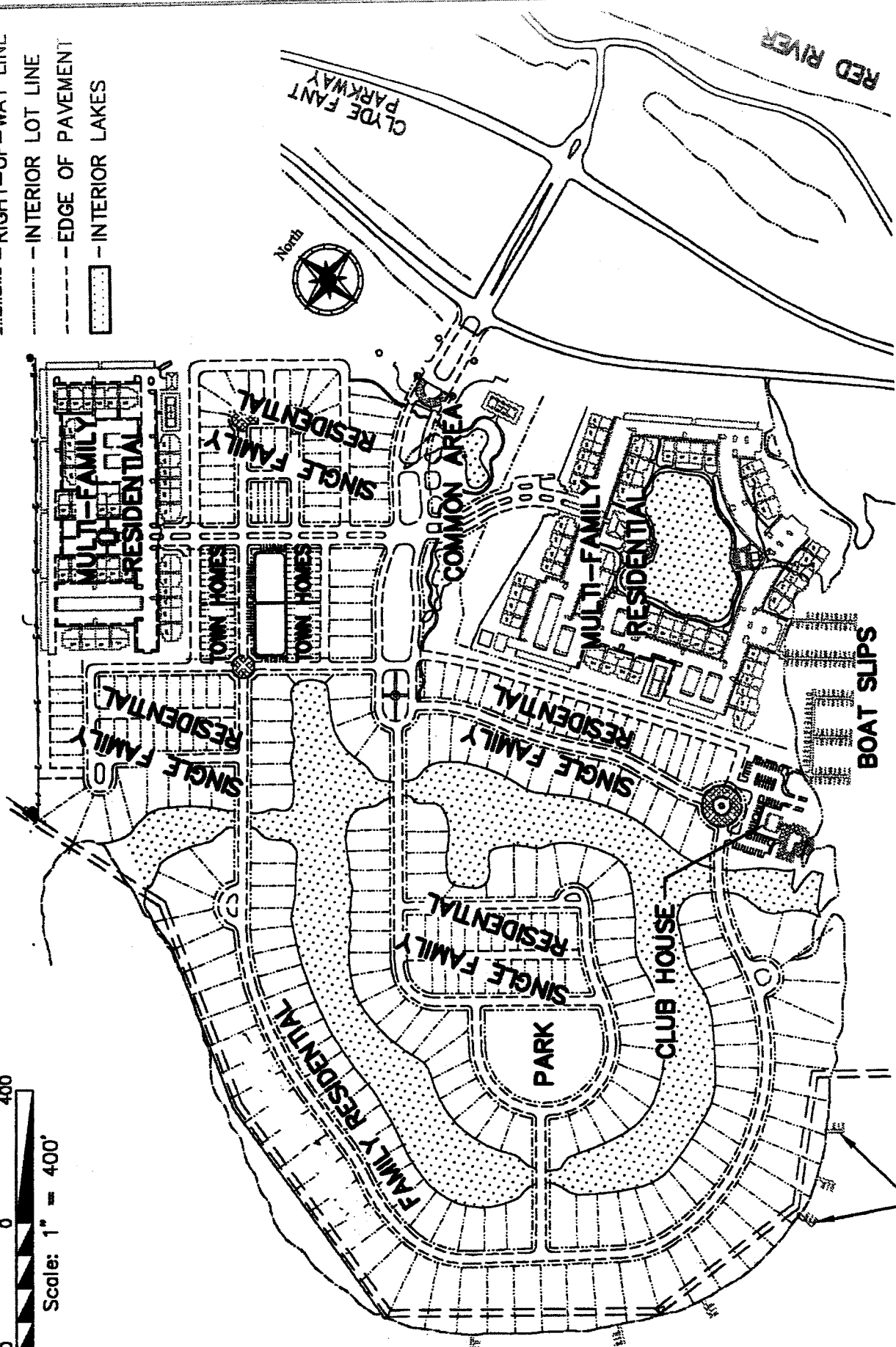
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- - - - - RIGHT-OF-WAY LINE
- - - - - INTERIOR LOT LINE
- - - - - EDGE OF PAVEMENT
- - - - - INTERIOR LAKES

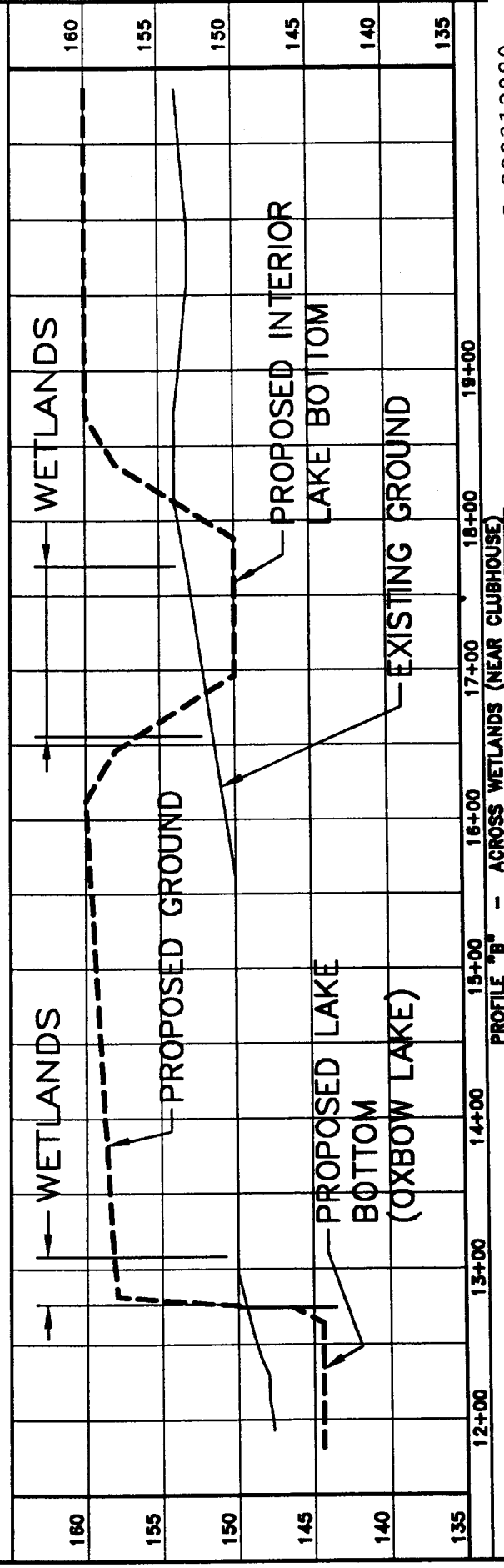
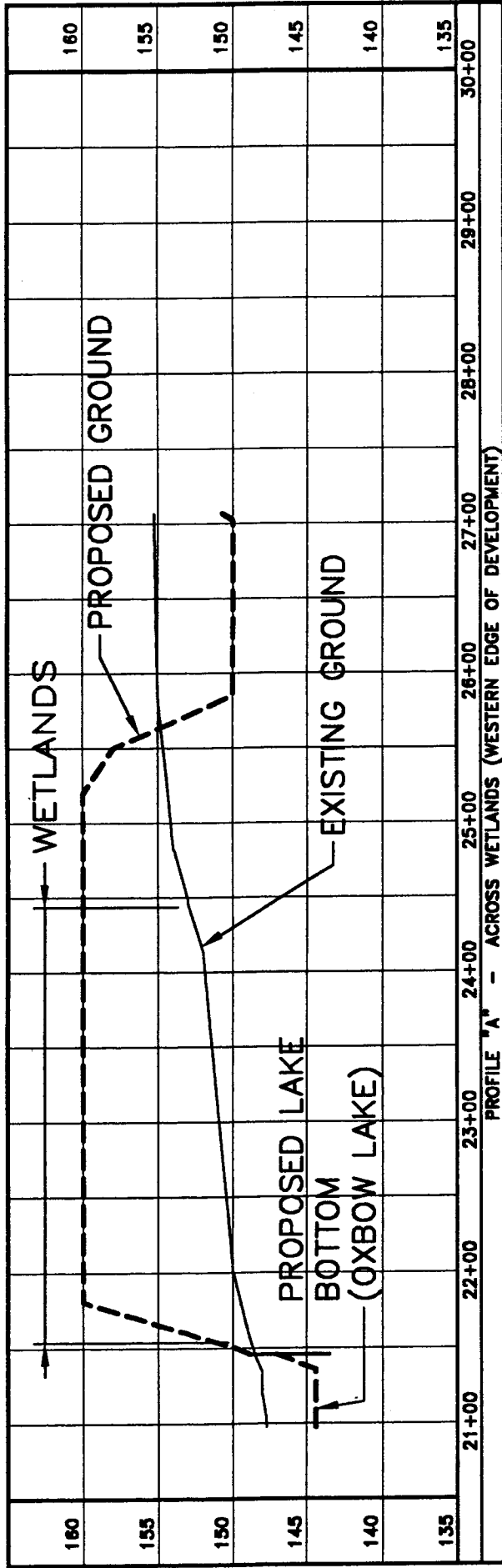


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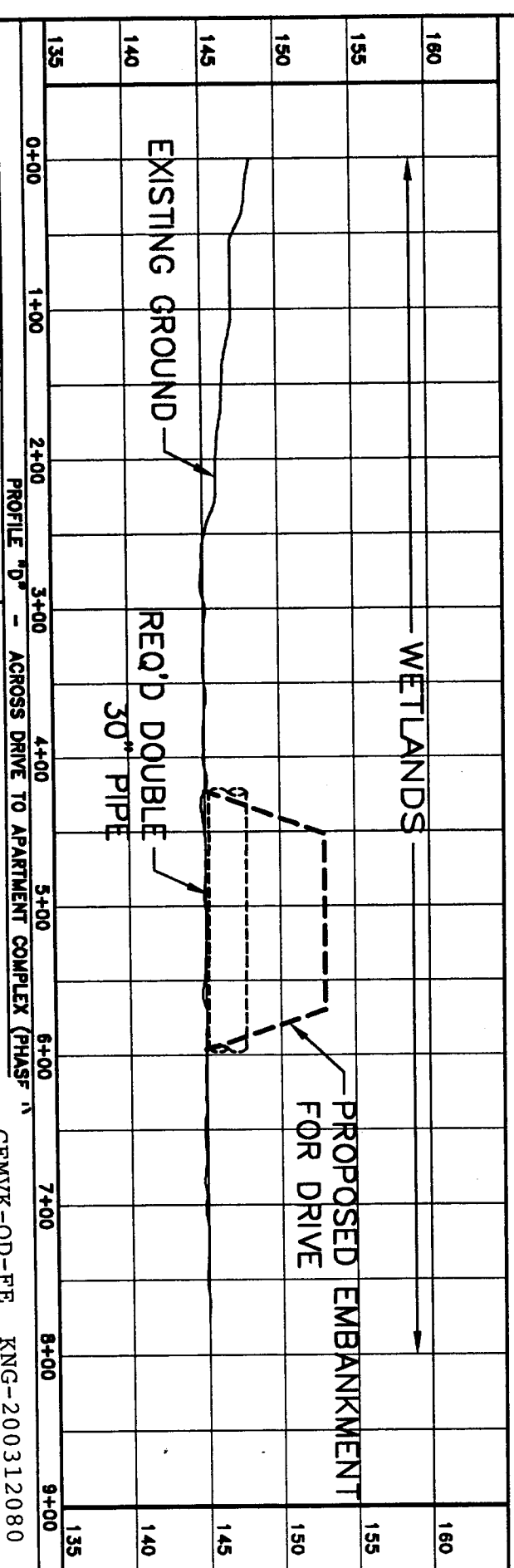
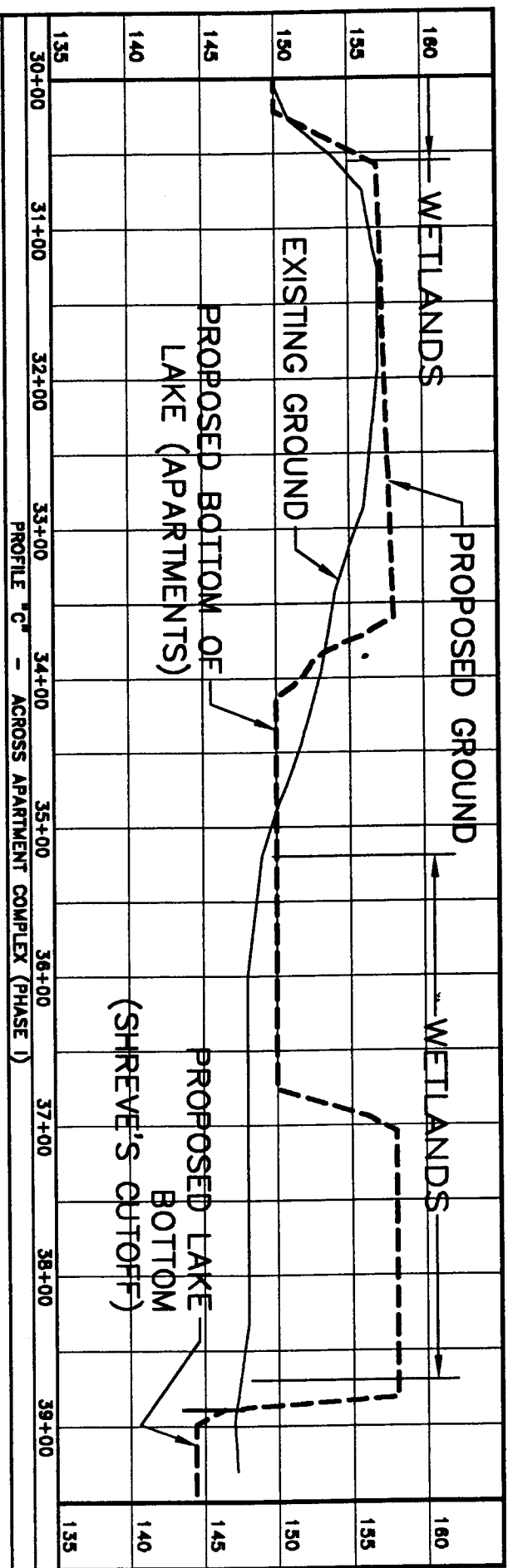


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